



**PLANNING COMMISSION**  
Wednesday, September 21, 6:00 P.M.  
Mayor and Council Chambers  
255 W. Alameda  
Tucson, Arizona 85701  
Legal Action Report

**1. Roll Call**

Meeting was called to order by Chair Bryson at **6:02 p.m.** Those present and absent were:

Present:

Killian Harwell, Vice-Chair	Member, Mayor
Kim Patten	Member at Large, Ward 1
Quentin Bryson, Chair	Member, Ward 2
Curt Ench	Member at Large, Ward 3
Shannon McBride-Olson	Member at Large, Ward 2
Joe Yee	Member, Ward 4
Marc Fink	Member, Ward 6

Absent:

Mary E. Reynolds	Member, Ward 3
Nicholas Pafford	Member at Large, Ward 5
Ladd Keith	Member at Large, Ward 6

Staff Members Present:

Nicole Ewing Gavin, Director, Planning and Development Services  
Piroshka Glinsky, Principal Assistant City Attorney, City Attorney's Office  
Daniel Bursuck, Lead Planner, Planning and Development Services  
Rebecca Roupp, Principal Planner, Planning and Development Services  
Bambi Flores, Administrative Assistant, City Clerk's Office  
Monica Sierra, Administrative Assistant, City Clerk's Office

**2. Approval of Minutes/Legal Action Report – August 17, 2016** **Action**

It was moved by Commissioner Fink, duly seconded by Commissioner Ench, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to approve the August 17, 2016 Minutes.

**3. PDSD Staff Announcements** **Information Only**

Presentation given by Nicole Ewing Gavin, Director, Planning and Development Services and Daniel Bursuck, Lead Planner, Planning and Development Services

No action taken.

#### **4. Sign Code Revision Project**

#### **Study Session**

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Commissioner Fink, duly seconded by Commissioner Yee and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to appoint Commissioner Ench, Commissioner McBride Olson to the Sign Code Revision Subcommittee and appoint Vice Chair Harwell as an alternate to the sign Code Revision Subcommittee.

Comments from audience were allowed and made by:

Ruth Beeker

Mark Maher

Courtney Tejeda

#### **5. Unified Development Code Text Amendment No. 5**

#### **Public Hearing**

- Extension of Time procedure for Rezoning
- Wireless Communication Land Use Classes as Permitted Uses in the UDC use tables
- Use Specific Standards for Single-family, Detached Land Use Types
- Use Specific Standards for Commercial Storage Land Use Type
- General Restrictions for the C-1 zone
- Amendment Process for Urban Overlay Districts

Commissioner Fink suggested, and it was agreed upon by the Commission, to take each of the items separately as items 1, 2, 3, 4, 5, and 6.

Item #1, Extension of Time procedure for Rezoning,

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

Public Speakers: Ruth Beeker

It was moved by Vice Chair Harwell, duly seconded by Commissioner McBride-Olson and failed by a voice vote of 3-4, (Commissioners Reynolds, Pafford and Keith absent, Commissioners Ench, Yee, Fink and McBride-Olson dissenting) to forward without a recommendation of approval of the Extension of Time procedure for Rezoning text amendment to Mayor and Council.

Item #2, Wireless Communication Land Use Classes as Permitted Uses in the UDC use tables.

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Commissioner Fink, duly seconded by Commissioner McBride-Olson, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the Wireless Communication Land Use Classes as Permitted Uses in the UDC use tables text amendment to Mayor and Council.

Item #3, Use Specific Standards for Single-family, Detached Land Use Types.

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Commissioner McBride-Olson, duly seconded by Commissioner Fink, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the Use Specific Standards for Single-family, Detached Land Use Types text amendment to Mayor and Council.

Item #4, Use Specific Standards for Commercial Storage Land Use Type.

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Vice Chair Harwell, duly seconded by Commissioner Mc-Bride Olson, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the Use Specific Standards for Commercial Storage Land Use Type text amendment to Mayor and Council.

Item #5, General Restrictions for the C-1 Zone.

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Commissioner Ench, duly seconded by Commissioner Patten, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the General Restrictions for the C-1 zone text amendment to Mayor and Council.

Item #6, Amendment Process for Urban Overlay Districts.

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Vice Chair Harwell, duly seconded by Commissioner Ench, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the Amendment Process for Urban Overlay Districts text amendment to Mayor and Council.

**6. Use Height Restrictions in the C-3 Zone Text Amendment      Public Hearing**

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

Public Speakers:    Ruth Beeker

It was moved by Commissioner Fink, duly seconded by Commissioner McBride-Olson, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to forward a recommendation of approval of the Use Height Restrictions in the C-3 Zone text amendment to Mayor and Council with the additional recommendation that they consider the issue of height restrictions for the residential care facilities to determine if they are appropriate or not.

**7. Auto Wash Conveyor Text Amendment      Public Hearing**

Item continued to October 12, 2016 meeting due to lack of quorum (Commissioner Ench recused himself due to conflict of interest).

**8. Historic Landmark Text Amendment      Public Hearing**

Presentation given by Daniel Bursuck, Lead Planner, Planning and Development Services.

Discussion held.

It was moved by Vice Chair Harwell, duly seconded by Commissioner Ench, and carried by a voice vote of 7-0, (Commissioners Reynolds, Pafford and Keith absent) to set public hearing date for October 12, 2016.

**10. Call to the Audience**

(Note: Item taken out of order after item # 8)

Speakers:    Mark Mayer

**9. Future Agenda Items**

**Information Only**

UDC Auto Wash Text Amendment – Public Hearing (October 12th)  
Historic Landmark Designation Text Amendment – Public Hearing (October 12th)  
Minor Subdivision in a Floodplain Text Amendment – Study Session  
(November 2nd)  
Flexible Lot Development – Study Session (November 2nd)  
Sign Code Revision Project – Study Session (October 12th)

**10. Call to the Audience**

(Note: Item taken out of order after item # 8)

**11. Adjournment**

Meeting adjourned at **8:15 p.m.**